

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 15, 1973PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, November 15, 1973, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bowers, Harcourt, Hardwick, Linnell,  
Marzari, Massey, Pendakur, Rankin  
and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Rankin,  
SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 100 Block East 14th Avenue  
(Quebec to Main Streets)

An application was received from Mr. E. Nieminen to rezone Lot 6, Block 51, D.L. 302, being property situated on the south side of East 14th Avenue between Quebec and Main Streets. The present zone is C-2 Commercial, the requested zone is RM-3 Multiple District.

The application was approved by the Technical Planning Board provided the applicant undertakes to develop the same with the lot immediately to the west as one development. The application was approved by the Vancouver City Planning Commission with the same condition.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Bowers,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

2. 1500 Block East Pender Street  
(McLean to Woodland Drives)

An application was received from Mr. M. Gurniak to rezone Lot 15, Sub. 5, Block C, D.L. 183, being property situated on the north side of East Pender Street between McLean and Woodland Drives. The present zone is RM-3 Multiple Dwelling, the requested zone is M-1 Industrial District.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

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3. S/E Corner East 22nd Avenue  
and Boyd Diversion

An application was received from Mrs. D. Leung to rezone Lots 1-3 inclusive, Section 48 NW $\frac{1}{4}$ , T.H.S.L., being the south-east corner of East 22nd Avenue and Boyd Diversion. The present zone is C-1 Commercial, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - Senior Citizens' apartments with customary ancillary off-street parking;
- (b) Floor Space Ratio - not to exceed 0.61 but the area of space occupied by storage and heating in the cellar may be excluded. For the purpose of calculating the floor space ratio permitted, the site area may be taken to consist of Lots 1, 2 and 3, plus that portion of the land in excess of street requirements located between the western boundary of Lot 1 and the east side of the realigned Boyd Diversion;
- (c) Height - not to exceed two storeys and cellar or one storey and basement nor 22' measured from the average building grade along East 22nd Avenue;  
and subject also to the following:
- (d) The detailed scheme of development is to be first approved by the Technical Planning Board after advice from the Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setback from the property lines, suitable landscaped areas and off-street parking at 1 space for every 6 units.
- (e) No part of the building shall be constructed west of the proposed sewer and water mains easement and the remainder of the land to be suitably landscaped to the satisfaction of the Director of Planning and Civic Development;
- (f) The applicants:
  - (i) obtaining approval of City Council following a report thereon from the Supervisor of Property and Insurance to the sale to them of the land in excess of street requirements between the west side of Lot 1 and the east side of the realigned Boyd Diversion, and,
  - (ii) giving an undertaking satisfactory to the Director of Planning and Civic Development that they will first provide a satisfactory arrangement with the City whereby Lots 1, 2 and 3 plus the portion of the street acquired will be consolidated into one parcel and registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the enactment of the amending by-law to be implemented within 180 days from this (Public Hearing) date, this approval shall expire.

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S/E Corner East 22nd Avenue  
and Boyd Diversion (continued)

The application was also approved by the Vancouver City Planning Commission, who resolved:

- (a) That some consideration be given to including space for tenants' garden plots in the proposed landscaped area; and
- (b) That the design of the roof be modified if possible to allow for the preferences of the Chinese community in regard to peaked roof lines.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,

THAT the application be approved subject to the conditions listed by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED UNANIMOUSLY

4. 1000 Block Barclay Street

An application was received from Mr. R.E. Fairbairn of the Y.M.C.A. to rezone Lot 4 E½ and W½, Block 7, D.L. 185, being property situated on the south side of the 1000 Block Barclay Street. The present zone is RM-4A Multiple Dwelling and the requested zone is CM-1 Commercial.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission. The Vancouver City Planning Commission resolved as follows:

THAT the Commission approve the proposed uses for this site, but bearing in mind the impact on pedestrian activity and visual amenity, request that the final drawings evince improvement in these areas in keeping with the intention of the recently approved amendments to the Downtown Zoning By-law.

Mr. C. Garside, owner of 1043 Barclay Street, spoke to the matter raising the concern with the matter of increased parking which the development might require. Mr. Garside noted that 200 residents lived on the 1000 Block Barclay Street.

Council was advised that 325 residents of the area had been notified and that there would be no additional parking provided as the land to be used for this development was presently a surface parking lot.

MOVED by Ald. Harcourt,

THAT the application be approved subject to the conditions of the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED

(Alderman Pendakur voted against the motion)

5. 3150 Rosemont Drive -  
Champlain Heights Area

An application was received from Mr. F.D. Siudut of the M. Kopernik Foundation to rezone lot 44, D.L. 344, Plan No. 14240, being the property situated at 3150 Rosemont Drive in the Champlain Heights Area. The application is to further amend CD-1 Comprehensive Development By-law No. 4580 to add the following use: 'personal care home'.

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3150 Rosemont Drive -  
Champlain Heights Area (continued)

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following condition:

that the detailed scheme of development, i.e., the provision of personal care home units be first approved by the Technical Planning Board upon filing of a Development Permit Application.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Pendakur,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

6. 6600 Block Arlington Street  
Champlain Heights Area

An application was received from the Director of Planning to rezone Lot 96, D.L. 339, Plan No. 13659, being property situated on the west side of the 6600 Block Arlington Street approximately 140 feet south of East 49th Avenue in the Champlain Heights Area.

The application is to further amend CD-1 Comprehensive Development By-law No. 4515 to add the following use: 'residential complex providing room and board' and the development to be restricted to a floor space ratio not to exceed 0.45 and the height not to exceed two storeys and cellar or one storey and basement.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Angus Grant, 6650 Arlington Street, speaking on behalf of the Champlain Villa, objected to the development on a basis of a two-storey building across the street from them and concern about the possibility of the occupants of the institution. Mr. Grant read and filed with the Council a petition containing approximately 720 signatures.

Mrs. Doreen Ross also of Champlain Villa spoke in support of the position expressed by Mr. Grant.

Mr. E. Bjornson, the immediate past President of the Vancouver Association for the Mentally Retarded spoke in support of the application and advised Council that the Association had two homes presently in operation, one in North Vancouver and the other one in Richmond. Mr. Bjornson explained to the Public Hearing, the proposed method of the operation of the institution and stressed the use of responsible adults as house parents in this particular location.

Mrs. Lawson of 6630 Toderick spoke to the Council and advised that she and her husband, when they purchased their house they presently occupy, 18 months ago, were told that the property under application was reserved for senior citizen housing.

MOVED by Ald. Harcourt,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

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7. Building Line - East 37th Avenue  
Fraser to Inverness Streets

An application was received from the Director of Planning to amend Schedule E - Part II - Building Lines - to establish a building line on the north side of East 37th Avenue from the east property line of Fraser Street to the west property line of Inverness, as shown on Plan LC493 prepared by the City Engineer; whereby this portion of 37th Avenue will ultimately be 50 feet in width.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED

(Alderman Pendakur voted against the motion)

8. Building Line - Both Sides  
Cambie Street between 16th  
and 2nd Avenues

An application was received from the Director of Planning to amend Schedule E - Part II - Building Lines - to establish a building line on both sides of Cambie Street between 16th and 2nd Avenues, as shown on Plan L369 prepared by the City Engineer, whereby this portion of Cambie Street will ultimately be 100 feet in width.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Orr spoke to the matter of the apparent jog which will appear after the imposition of the building lines at the intersection of Cambie Street with 16th Avenue.

MOVED by Ald. Harcourt,

THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 429

The foregoing are Minutes of the Special Council (Public Hearing)  
dated November 15, 1973, adopted by Council on November 27, 1973.

A. Phillips  
MAYOR

B. M. Lill  
CITY CLERK